



SAUSALITO CITY COUNCIL
5:15 P.M. in the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO, CA
TUESDAY, MARCH 24, 2009

TELECONFERENCE LOCATION: 76 Marin Avenue; Sausalito CA

Note that the City Council may, at its discretion, consider agenda items out of the order in which they are listed. The public may comment on any item on the agenda that has not previously been subject to public comment. To give everyone an opportunity to be heard and to ensure the presentation of different points of view, Council requests that members of the audience who speak: 1) Always address the Chair; 2) State his/her name; 3) State views succinctly; and 4) Limit presentations to three (3) minutes.

For information on how to obtain the City Council meeting agenda and agenda packets, please see the last page of this agenda.

For information concerning reasonable accommodations under the Americans with Disabilities Act, please see the last page of this agenda.

5: 15 PM INTERVIEW APPLICANTS FOR THE HISTORIC LANDMARKS BOARD

6:00 PM CALL TO ORDER IN THE COUNCIL CHAMBERS AT CITY HALL, 420 LITHO STREET

- A. Mayor Leone calls the meeting to order and requests that Roll Call be taken
- B. Mayor Leone announces that items D1 and D3 will be discussed in Closed Session
- C. PUBLIC COMMENT on Closed Session items
- D. City Council adjourns to CLOSED SESSION to consider the following:
 - 1. **CONFERENCE WITH LEGAL COUNSEL**– Anticipated Litigation CGC §54956.9(c)
Initiation of litigation (One potential case)
 - 2. **CONFERENCE WITH LEGAL COUNSEL**– Anticipated Litigation CGC §54956.9(c)
Initiation of litigation (One potential case)
 - 3. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR** pursuant to CGC § 54956.8
Property: MLK Properties, 100 Ebptide Avenue
Negotiating Parties: Pippa Murray and George Dapsevicius
City Negotiator: City Manager and City Attorney
Under Negotiation: Price and Terms

7:00 PM COUNCIL WILL RECONVENE FOR REGULAR MEETING IN COUNCIL CHAMBERS

BUSINESS MEETING BEGINS (Estimated time: 10 minutes)

- A. Roll Call
- B. Pledge of Allegiance
- C. Closed Session Announcements (if any)
- D. **PUBLIC COMMENT** on Closed Session Items
- E. Approval of Agenda

1. SPECIAL PRESENTATIONS / MAYOR'S ANNOUNCEMENTS *(Estimated time: 5 minutes)*

A. Announcement from the Mayor on the outcome of Alta Mira

2. COMMUNICATIONS *(Estimated time: 15 minutes)*

PUBLIC COMMUNICATIONS: This is the time for the City Council to hear from citizens regarding matters that are *not* on the agenda. Comments on matters that are *on* the agenda shall be made at the time the Council considers those matters. Except in very limited situations, state law precludes the Council from taking action on or engaging in discussions concerning items of business that are not on the agenda. However, the Council may refer matters not on the agenda to City staff or direct that the subject be agendaized for a future meeting. Speakers are limited to 3 minutes each.

3. ACTION MINUTES OF PREVIOUS MEETING *(Estimated time: 5 minutes)*

A. Approval of minutes from the Regular City Council Meeting of February 10, 2009

4. CONSENT CALENDAR *(Estimated time: 10 minutes)*

REMOVAL OF ITEMS FROM THE CONSENT CALENDAR: Matters listed under the Consent Calendar are considered routine and non-controversial, require no discussion, are expected to have unanimous Council support, and may be enacted by the Council in one motion in the form listed below. There will be no separate discussion of Consent Calendar items. However, before the Council votes on a motion to adopt the Consent Calendar items, Councilmembers, City staff, or members of the public may request that specific items be removed from the Consent Calendar for separate action. Items will only be removed from the Consent Calendar by a vote of the Council. Items removed from the Consent Calendar will be discussed later on the agenda, when public comment will be heard on any item that was removed from the Consent Calendar.

4A. PUBLIC COMMENT: Requests to remove item(s) from the Consent Calendar

4B. Motion to approve the following actions:

- 1) Disband Art Commission and Disaster Preparedness
- 2) Receive and file minutes taken at the February 12, 2009 Business Advisory Committee meeting
- 3) Receive and file minutes taken at the February 4, 2009 Sustainability Commission meeting
- 4) Adopt resolution approving 6th amendment to Professional Services Agreement with Glass Architects to provide design services to relocate firefighter pole at the Public Safety Facilities Project
- 5) Adopt resolution approving first amendment to Professional Services Agreement with Noble Consultants to enable plan revisions for the Sausalito Yacht Harbor Bulkhead project
- 6) Adopt resolution approving the MLK leases for Pippa Murray and George Dapsevicius
- 7) Proclaiming March 31 as Phil Frank Day

5. PUBLIC HEARING *(Estimated time: 1 hour, 30 minutes)*

A. On the appeal of the Planning Commission's denial of Subway Restaurant at 1907 Bridgeway – CUP/EA 07-008 *(Associate Planner Heidi Burns)*

- Disclosure of Ex Parte communications
- Oral report and City Council questions
- Applicant/Appellant presentations – 10 minutes per “team”
- **PUBLIC COMMENT – limited to 3 minutes/person**
- Appellant/Applicant rebuttals – 5 minutes per “team”
- City Council discussion and direction

- B. **First reading and introduction, by title only, of an ordinance amending the Title 10 (Zoning) of the Municipal Code by adding a new Chapter 10.67 (Hotel-Condominium Conversion Permit); amending Table 10.40-1 regarding parking requirements, amending Section 10.50.040 regarding application filing, amending Section 10.88.040 to add a definition of “hotel”; and amending Title 3 (Revenue and Finance) of the Municipal Code to include Hotel-Condominiums in the definition of “Hotel.”** *(City Attorney Mary Wagner)*
- Oral report and Council questions
 - **PUBLIC COMMENT – limited to 3 minutes/person**
 - Council discussion and direction, if any

6. BUSINESS ITEMS *(Estimated time: 2 hours)*

- A. **Monthly status report and discussion on the progress of the Public Safety Facilities Project** *(Public Works Director Jonathon Goldman and Project Manager Loren Umbertis)*
- Oral report and Council questions
 - **PUBLIC COMMENT – limited to 3 minutes/person**
 - Council discussion and direction, if any
- B. **CIP Update / Quarterly Public Works Department Update (con’t from 3/10/09)** *(Public Works Director Jonathon Goldman and City Engineer Todd Teachout)*
- Oral report and Council questions
 - **PUBLIC COMMENT – limited to 3 minutes/person**
 - Council discussion and direction, if any
- C. **Adopt resolution awarding a Professional Services Agreement with Royston Hanamoto Alley & Abbey for design and environmental review services for the Non-Motorized Transportation Project - Bridgeway to Ferry Landing Improvements, and authorize use of Measure A Funds for said services** *(City Engineer Todd Teachout)*
- Oral report and Council questions
 - **PUBLIC COMMENT – limited to 3 minutes/person**
 - Council discussion and direction, if any
- D. **Discussion and direction regarding Sanitary Sewer Fee Study Summary of Draft Findings dated March 16, 2009** *(Public Works Director Jonathon Goldman)*
- Oral report and Council questions
 - **PUBLIC COMMENT – limited to 3 minutes/person**
 - Council discussion and direction, if any

7 - CITY MANAGER REPORTS, CITY COUNCIL APPOINTMENTS, COUNCIL DISCUSSIONS AND COUNCILMEMBER REPORTS *(Estimated time: 45 minutes)*

A. City Manager Reports

1. City Manager Information for Council

- Oral report and Council questions
- **PUBLIC COMMENT – limited to 3 minutes/person**
- Council discussion and direction, if any

2. Future Agenda Items

- City Council questions
- **PUBLIC COMMENT – limited to 3 minutes/person**
- Council discussion and direction, if any

B. City Council Reports

1. Other reports of significance

- City Council questions
- **PUBLIC COMMENT – limited to 3 minutes/person**
- Council discussion and direction, if any

2. Councilmember Committee Reports

Belser: *Board of Library Trustees Liaison (alt), Code Review, Historic Landmarks Board (alt), Hospitality Business Development Plan Advisory Committee, League of California Cities (alt), Marin County Transit District (alt), MCCMC Legislative Committee, Parks and Recreation Commission Liaison (alt), School District Liaison, Transportation Authority of Marin (TAM) (alt), Trees and Views Committee Liaison, Sustainability Committee Liaison (alt)*

Kelly: *Board of Library Trustees Liaison, Citizen's Oversight Committee, Community Development Block Grant Advisory Committee, Finance Committee, Fire Consolidation Committee, Marin Clean Energy (alt), OMIT, Police and Fire Buildings Ad Hoc Committee, S MEMPS*

Leone: *Arts Commission Liaison, Business Advisory Committee, Code Review Committee, Disaster Preparedness Committee Liaison (alt), Finance Committee, Historic Landmarks Board Liaison, League of California Cities, Hospitality Business Development Plan Advisory Committee, Joint Powers Authority Oversight Committee, Marin Clean Energy, Marin Telecommunications Agency, OMIT, RBRA, Sewer Ad Hoc Committee, Sustainability Committee Liaison*

Pfeifer: *CARB Liaison, Citizen's Oversight Committee, Housing Element Ad Hoc Committee, Police and Fire Buildings Ad Hoc Committee (alt), RBRA (alt), Sewer Ad Hoc Committee*

Weiner: *Arts Commission Liaison (alt), Business Advisory Committee, Disaster Preparedness Committee Liaison, Marin County Transit District, Marin Telecommunications Agency (alt), Parklands (GGNRA) Transportation Task Force, Parks and Recreation Commission Liaison, School District Liaison, Transportation Authority of Marin, Trees and Views Committee Liaison (alt), Underground Committee Liaison*

- **PUBLIC COMMENT – limited to 3 minutes/person**
- Council discussion and direction, if any

8 - ADJOURNMENT

The next regularly scheduled City Council meeting will be held on April 7, 2009, with the open session due to commence at approximately 7:00 PM.

How to obtain City Council Agendas

Posted Agendas: Agendas are posted the Friday prior to the City Council meeting date at the entrance to the City Hall at 420 Litho Street.

View on the Internet: Click for the Link: <http://www.ci.sausalito.ca.us/business/council/index.htm>

E-mail subscription: Send a request to Dpagliaro@ci.sausalito.ca.us

Clerk's Office: Go to the Administration counter at the City Hall at 420 Litho Street, Sausalito.

Council Meetings: Agendas are available for the public at every City Council meeting.

How to obtain City Council Agenda Packet Materials

City Clerk's Office or the Library: A copy of the complete agenda packet is available for public review on the Friday prior to the City Council meeting at the Administration Office counter and at the Library, both located at 420 Litho Street, Sausalito. Materials related to an item on this agenda which are submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 420 Litho Street during normal business hours. Such documents are also available on the City's website, subject to Staff's ability to post the documents before the meeting.

View Staff Reports on the Internet: Follow the link:

<http://www.ci.sausalito.ca.us/business/council/index.htm>

Council Meetings: A complete agenda packet is available for review at each City Council meeting.

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To subscribe to the City's e-mail distribution service for announcements about upcoming City events including Council and Planning Commission meetings, forums and a variety of special events, please request to have your name and e-mail address added to the distribution list. Either e-mail your request to InTheLoop@ci.sausalito.ca.us, or phone (415) 289-4130.

Special Needs

In compliance with the Americans with Disabilities Act (28 C.F.R. 35.102-35.104, ADA Title 11), if you need special assistance to participate in a City Council meeting, please call 289-4130 or 289-4106. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



City of Sausalito
420 Litho Street, Sausalito, CA 94965
(415) 289-4100 www.ci.sausalito.ca.us

CITY COUNCIL

Jonathan Leone, Mayor
Herb Weiner, Vice Mayor
Amy Belser, Councilmember
Mike Kelly, Councilmember
Linda Pfeifer, Councilmember

MANAGEMENT TEAM

Adam Politzer, City Manager
Mary Wagner, City Attorney
Charlie Francis, Interim Finance Director
Debbie Pagliaro, Asst to the City Manager/Deputy City Clerk
Rhett Redelings-MacDermott, Technology Manager
Jeremy Graves, Community Development Director
Todd Teachout, City Engineer
Dan Zepponi, Public Works Maintenance Division Manager
Michael Langford, Parks & Recreation Director
Mary Richardson, City Librarian
Jonathon Goldman, Public Works Director
Scott Paulin, Chief of Police
Jim Irving, Interim Fire Chief